

**Iowa Department of Natural Resources  
Natural Resource Commission**

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**ITEM**

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**DECISION**

**TOPIC      Forest Legacy Conservation Easement, Allamakee County – Patrick J. and Karran J. Ryan**

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The Natural Resource Commission's approval is requested for the acquisition of a permanent conservation easement on 358.5 acres of forest in Allamakee County. This easement is being offered by Patrick J. and Karran J. Ryan for the purchase price of \$389,250. The Ryan's will donate \$129,750 to meet the Federal 25% match requirement.

The value of the entire 864 acre larger parcel before the easement is estimated at \$3,100,000 and the value of the entire property after encumbering 358.5 acres with the easement is estimated at \$2,581,000. The difference of \$519,000 is the estimated value of the development rights given up as a result of the restrictions imposed by the easement.

Brian Linnemeyer, MA, MAI, ARA of Indianola, Iowa, appraised the property. Dan Kinsinger negotiated the easement.

The property is located approximately 7 miles northwest of Waukon. The land is a mix of steep rolling timber and timber bluffs overlooking the Upper Iowa River and Patterson Creek, open ridge top fields and river bottom tillable land. This easement shall serve to protect 1,224 acres of adjacent land that was recently purchased by the Iowa Natural Heritage Foundation (INHF) with proposed ownership transfer to the DNR at a future date.

This permanent conservation easement is perpetual and will be recorded with the Allamakee County Recorder's Office. The Forest Legacy Program easement will be monitored by Forestry Bureau personnel.

The Forest Legacy Program (FLP) is federally funded and will pay up to 75% of the total market value of a conservation easement (development rights) on privately owned forests. In order to be eligible for FLP an identified property must (1) have an approved forest stewardship plan; (2) be close to or adjoin protected lands such as parks, forests, wildlife areas, etc.; (3) be located where properties are threatened by conversion to non forest use and (4) have landowners that are willing to contribute or donate the minimum 25% non federal match requirement. In this case the owners will donate 25% of the value of the easement.

Acquisition funding will be \$389,250 Forest Legacy Federal Funds and \$129,750 donation (Ryan's). No survey or fencing costs are anticipated. In the event that there is a future need for surveying it would be at the expense of the Department. The cost of the certified real estate

appraisal to serve as a basis for the value of the development rights given up along with incidental closing costs are the responsibility of the Department.

Attachment

Linda Hanson, Administrator  
Management Services Division  
November 8, 2007